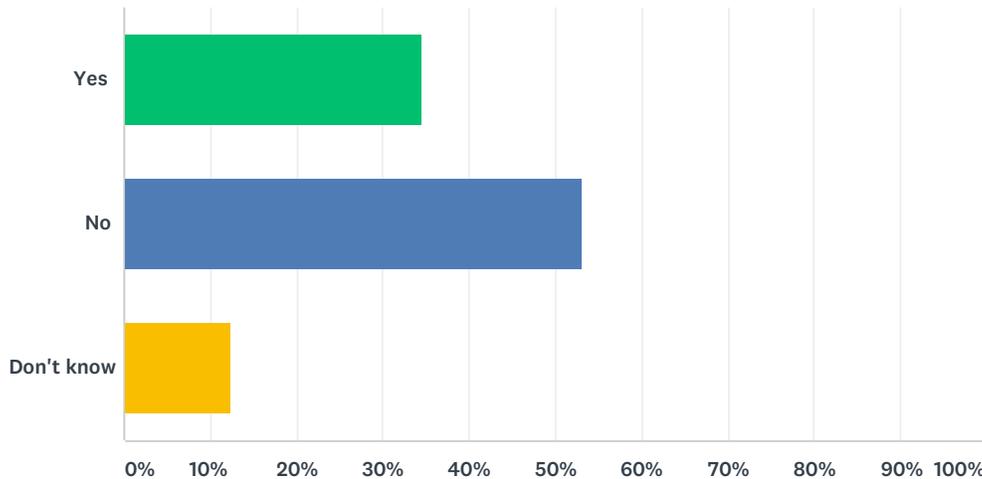


Q11 Overall, do you think that the identified opportunities for the first phase of the garden village shown in the Masterplan SPD document are the right ones to help to start to deliver the Garden Village?

Answered: 81 Skipped: 26



ANSWER CHOICES	RESPONSES	
Yes	34.57%	28
No	53.09%	43
Don't know	12.35%	10
TOTAL		81

#	ANY FURTHER COMMENTS	DATE
1	We want the traffic infrastructure and social structure acted for! This plan should take into account the views of the people who actually live here now and work in the surrounding areas and who have lived here a good amount of time as they can reflect on the changes and form some very useful opinions and view points. This is our main concern and that is the amount of traffic and lack of planning for roads to ease this problem . We remain unconvinced !!	3/4/2019 5:32 PM
2	↯ Start as quickly as possible. ↯ The Road Infrastructure is key, particularly Junction 28/28A and Cullompton Relief Road.	3/4/2019 4:38 PM
3	It needs to be scaled down - far to big for the area - 5,000 houses is crazy.	3/4/2019 4:25 PM
4	No - Phase 1 alone is too large, as is the garden village as a whole.	3/4/2019 4:18 PM
5	No its too big. The garden village is a terrible idea. It will spoil the whole area.	3/4/2019 4:12 PM
6	Yes, but improvements must be made to Jn 28 M5 with the later phases in mind.	3/1/2019 8:48 PM
7	The roads and infrastructure are needed first. I guess the first 500 children will just have to cross the M5 and go to an overcrowded school. and you want to stop parents dropping off children?	3/1/2019 7:57 PM
8	With the caveat that future phases should NOT extend across Horn Road. There needs to be a clear and wide 'firewall' between Cullompton and Kentisbeare to avoid creeping urbanisation of the village.	3/1/2019 6:34 PM
9	The first phase is oversized as does the Garden Village as a whole	3/1/2019 1:40 PM
10	New Road Junction on M5 and relief Rd first and no development until in place. Not building in Kentisbeare Parish boundaries.	2/28/2019 11:46 PM

East Cullompton Masterplan SPD Issues Opportunities & Concepts (amended version)

11	A good starting point but much more detail needed before final comment or decisions.	2/28/2019 11:12 PM
12	No Development until the road, rail and public access infrastructure is in place. Tiverton has spent over £1 million on some speed bumps outside Blundles School before any development. Put infrastructure first	2/28/2019 10:46 PM
13	Much too large a development	2/28/2019 10:42 PM
14	Infrastructure should be first and not the last consideration	2/28/2019 10:04 PM
15	Too big, both the 1st phase and the GV seem to be too big for the area needs	2/28/2019 8:14 PM
16	Any initial phase should: a) Provide a relief road from centre of development direct to new M5 junction at southern end of Cullompton b) Provide a viable method of bringing materials etc. to the development site without making A373 and existing M5 junction unusable for the current users.	2/28/2019 6:37 PM
17	No – there is not enough concrete evidence of any of the glossy brochure becoming anything more than a ‘vision’. This project is not locally led – and is becoming less and less so as time goes on and doubts continue to grow about the viability or desirability of the scheme. It is landowner/developer led.	2/28/2019 6:05 PM
18	1. I understand that the scale of the proposed development would seem to necessitate significant additional services and infrastructure - schools, community facilities, health care, cycle paths and so on. However, I am concerned that - as has happened in other parts of the country - the housing will be built, but then the money will have "run out" for the additional services - which are then not provided at all, or are provided to a low standard. What guarantees are there that the additional infrastructure will be completed? My opinion is that there should be no significant development without the infrastructure being in place first.	2/28/2019 4:49 PM
19	Overall, you are building with no local demand, no in situ jobs, on green productive land. It's not looking necessary, sustainable or affordable	2/28/2019 2:44 PM
20	No additional comments.	2/28/2019 2:38 PM
21	Roads must be constructed first to avoid inevitable chaos, construction should not continue after stage 1	2/28/2019 10:12 AM
22	Infrastructure needs to be in place for access to M5 and consideration of the impact on Honiton road. Flood plains and considerations also need to be made.	2/27/2019 10:21 PM
23	I don't know. The plans will be an enormous shock to Cullompton and the surrounding area. Whether the opportunities identified are "the right ones" seems to be quite subjective. If they are based on objective assessment of housing need at local, county and regional level then perhaps.	2/27/2019 9:00 PM
24	See answer to 10 above and final comments	2/27/2019 11:09 AM
25	This scheme is too big, it could well be in the wrong location (with respect to development at J27 and the Tiverton East Urban Extension) and it has, to date paid insufficient attention to flood risk and how absolutely vital infrastructure requirements are forward funded. There are much larger long term concerns in relation to GESP and any additional housing allocations that seek to increase the proposed garden village beyond its current projections (which are anyway too high).	2/27/2019 10:19 AM
26	I feel that the first phase should be the only phase and no further development should take place along a road where there is no upgrade planned.	2/26/2019 9:35 PM
27	It seems far too big	2/26/2019 7:46 PM
28	It is far too big	2/26/2019 7:46 PM
29	It's massive	2/26/2019 7:45 PM
30	It is far too big and relies on considerably a considerably overinflated Objective Housing Need and an ignoring of the regular emergence of windfall sites around Mid Devon	2/26/2019 7:45 PM
31	still too big a scale	2/26/2019 7:38 PM
32	Start as quickly as possible road infrastructure, esp Jct 28A & Cullompton relief road.	2/26/2019 4:18 PM
33	The first phase of the scheme is far too large, the garden village is too large. Impact on views from the Blackdown hills will be negatively affected.	2/25/2019 10:34 PM
34	This project is being started halfway through. The current factors of demand and ability to supply (i.e. Infrastructure Capacity) should be considered first before formulating a vision for a Garden Village in 2033. This project must be grounded in reality not photoshop and powerpoint.	2/24/2019 5:27 PM

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35	The first phase is too large, as is the ultimate Garden Village itself. There isn't sufficient demand and the whole project relies on the provision of a huge amount of uncommitted infrastructure.	2/24/2019 3:49 PM
36	This survey is based on the fact that the garden village is needed. The local residents and surrounding areas (who are likely to be hugely affected) have not been properly consulted, and there is considerable doubt both as to its need or its disproportionate size. These concerns were voiced by a number of parties at the February 2019 Review.(MD Local Plan Review)	2/24/2019 3:26 PM
37	It is too big and the Council hasn't asked local residents if they support it	2/24/2019 11:40 AM
38	It depends on how the opportunities are interpreted.	2/22/2019 10:28 PM
39	See my comments to Q10 above; a garden village must be conceived, designed and created right from the start.	2/20/2019 7:14 PM
40	Tell the planners to fix everything in before they build the houses (drs, school, shop, etc and local bus).	2/20/2019 1:52 PM
41	Only if the road infrastructure including the M5 is developed before the garden village. The current traffic backlog getting to the motorway is already horrendous at times - add in additional traffic and no-one will get anywhere.	2/20/2019 1:31 PM
42	Absolutely not. The scale of the whole thing, including the first phase is far too large. The MDDC should seek the consent of local communities before any development starts and should work on presenting us with a new, significantly reduced in size proposal	2/18/2019 2:04 PM
43	The M5 interchange must be improved before any new housing is allowed. Any congestion there will breach the Government's Anti-Pollution Regulations and the Cullompton relief road will only exacerbate it. It doubt that the "Planning Inspector" will have considered air pollution in his report.	2/15/2019 3:56 PM
44	As above, the priorities must include significant improvements to the road infrastructure and motorway links. These problems need to be addressed now, irrespective of any development to the East of Cullompton. It has already got to the point where many people from the Kentisbeare / Plymtree areas have switched from Cullompton to Honiton for their weekly shopping needs because of the traffic / parking issues around Cullompton	2/14/2019 11:31 AM
45	No road improvements - widening of roads (especially road to Honiton) to allow two cars to pass comfortably, e.g. Long Drag, Long Moor, Dead Lane, road into Willand from Stag Corner. No sewerage improvements.	2/12/2019 5:36 PM
46	I don't understand this question. Are you planning to build in the entire green area identified in Figure 1 on page 4? If so, this whole planning process is disingenuous and could be viewed as 'salami slicing'. You need to be clear how many houses in the red line boundary and if more, where you are looking. This is a question and would shape all my existing answers, if you are planning to build beyond the red line boundary.	2/11/2019 7:38 PM
47	I would like to think it is right for the area, but I have my doubts. I'm worried about flooding, under investment on roads, infrastructure in general, and the usual tick of developers building loads of houses that totally ignore the need for the infrastructure needed by those home. Just like Greenhouse Gardens - we havn't even got a Post Box, leave along banks, buses, a Post Office, and shops. Istheathing going to happen for 5,000 homes as it has this 100?	2/8/2019 9:00 PM
48	I think its all waffle and cover for something we have no control over	2/7/2019 8:45 PM
49	If they are actually carried out!	2/7/2019 2:26 PM
50	Roads first access first then build!	2/7/2019 2:17 PM
51	The so-called garden village should not be built.	2/6/2019 9:04 AM
52	Regrettably the first phase plans of the Garden Village are just a method of getting the proverbial 'Foot in the Door'	2/4/2019 7:03 PM
53	It is a vanity project which we don't want	2/3/2019 3:17 PM